

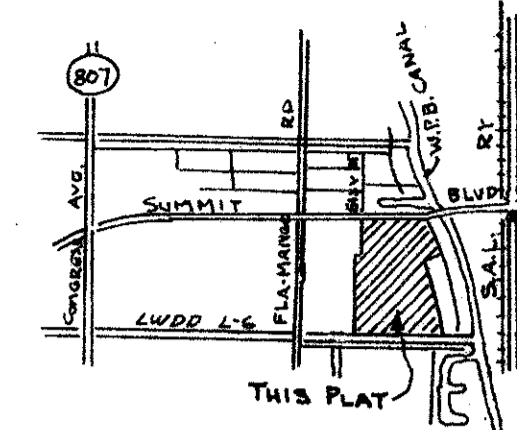
# LAKE PATRICK SUBDIVISION

IN PART OF SECTION 5, TWP. 44 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1976

Being a Replat of part of SURVEY OF GOV. LOT II,  
SEC. 5, T.44 S., R.43 E. as recorded in Plat Book 22, Page 18,  
Public Records of Palm Beach County, Florida.



LOCATION SKETCH

154

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:47 PM,  
this 17 day of MARCH, 1976,  
and duly recorded in Plat Book No. 32,  
on page 154 & 155.  
JOHN B. DUNKLE, Clerk Circuit Court  
By: J. J. [Signature]

### DESCRIPTION

Being a Replat of part of SURVEY OF GOV. LOT II, SEC. 5, T.44 S., R.43 E., Palm Beach County, Florida,  
as recorded in Plat Book 22, Page 18, Public Records of Palm Beach County, Florida, and being more particularly  
described as follows:

Beginning at the Southwest Corner of Lot 39, WEST PALM HARBOR according to the plat thereof recorded  
in Plat Book 23, Page 217, Public Records of Palm Beach County, Florida; thence West along the North  
Right of Way Line of Lake Worth Drainage District Lateral No. 6, being parallel with and 40 feet north  
of the South line of said Section 5, a distance of 1215.25 feet to the East line of Harvey O. Patrick  
Parcel as shown on SURVEY OF GOV. LOT II, SEC. 5, T.44 S., R.43 E. recorded in Plat Book 22, Page 18;  
thence N.01°52'00"E. along said East line and its northerly extension, and being parallel with and 866 feet east-  
erly of the West line of said Government Lot II, a distance of 974.17 feet to the intersection of the easterly extension  
of the North line of Lot 6, Block 2, ADDITION NO. 1, FLA-MANGO GROVELETS as recorded in Plat Book  
20, Page 68; thence N.89°57'00"E. along said easterly extension, a distance of 32.46 feet to the inter-  
section of the southerly extension of the West Right-of-Way Line of Easy Street as shown on REPLAT OF  
PATRICK'S ADDITION according to the plat thereof recorded in Plat Book 23, Page 205; thence N.0°12'30"E.  
along said southerly extension, a distance of 547.32 feet to a point on a line being the westerly extension of  
a line 30 feet south of and parallel with the South Right-of-Way Line of Illinois Street (now Summit Blvd.)  
as shown on said WEST PALM HARBOR; thence S.89°49'24"E. along said westerly extension and parallel  
line, a distance of 712.33 feet to a point on the Southwest Right-of-Way Line of Patrick  
Drive; thence S.33°04'00"E. along the said Southwest Right-of-Way Line, a distance of 494.71 feet to the Northeast Corner of Lot 28 of said WEST PALM HARBOR; thence S.56°56'00"W  
along a line radial to a curve to be described, a distance of 150 feet to the Northwest Corner of said Lot  
28 and a point on a curve concave to the southwest having a radius of 1170 feet and a central angle of  
21°29'00"; thence southeasterly along the arc of said curve, a distance of 438.70 feet to the Southwest  
Corner of Lot 32 of said plat; thence S.11°35'00"E. along the tangent to said curve, a distance of  
631.80 feet to the Southwest Corner of Lot 39 and the POINT OF BEGINNING.

Containing 35.210 Acres, more or less.

### MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described  
property and does hereby join in and consents to the dedication of the lands described in the  
dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official  
Record Book 2520, Page 1559 of the Public Records of Palm Beach County, Florida, shall be subordi-  
nated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its  
President and attested by its Secretary and its Corporate Seal to be affixed hereto  
by and with the authority of its Board of Directors, this 16 day of July, 1976.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Attest: [Signature] By: [Signature]

### APPROVAL

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record,  
this 15 day of March, 1976.

By: [Signature]  
Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite  
State and County Laws and Ordinances.

By: [Signature]  
H.F. Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
Deputy Clerk

### NOTE

All bearings shown hereon are relative to an assumed  
meridian with the South line of Section 5 bearing West.  
Building Setback Lines shall be as required by Palm  
Beach County Zoning Regulations.

There shall be no buildings or other structures  
placed on Utility Easements.

There shall be no buildings or any kind of construction  
or trees or shrubs placed on Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

○ denotes Permanent Control Point.

● denotes Permanent Reference Monument.

All areas designated by letters are Parcels.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this  
16 day of July, 1976 by Wes. E. Shearman and  
Betty B. Edwards, Pres. and Secretary,  
respectively, of FIDELITY FEDERAL SAVINGS AND LOAN ASSOCI-  
ATION, a Florida Corporation, on behalf of said Corporation.

[Signature]  
Notary Public

My Commission expires:

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared HENRY C. OBENAUF and L.J. FITZSIMONS  
to me well known and known to me to be the individuals described in and who executed the foregoing  
instrument as Vice President and Assistant Secretary, of DEVCON INTERNATIONAL CORP., a  
Florida Corporation, and severally acknowledged to and before me that they executed such instrument  
as such officers of said Corporation, and that the seal affixed to the foregoing instrument is the  
Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular  
corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 26<sup>th</sup> day of May, 1976.

[Signature]  
Notary Public

My Commission expires: July 8, 1977

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that the plat shown hereon is a true and correct representation of a survey, made  
under my responsible direction and that said survey is accurate and correct to the best of my knowledge  
and belief, and that permanent reference monuments will be placed as required by law and that permanent  
control points will be set under the guarantees posted with Palm Beach County for the required improvements.

1000-160

[Signature]  
Professional Land Surveyor  
Florida Registration No. 747

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the hereon plat was prepared and delineated under my supervision and is  
a correct representation of the lands hereon described as surveyed by James D. [Signature] and that the  
survey data complies with all requirements of Chapter 17 Florida Statutes, as amended, and Ordinance  
No. 4 of Palm Beach County, Florida.

GEE & JENSON, Engineers-Architects-Planners, Inc.

[Signature]  
William G. Wallace, Jr. Professional Land Surveyor  
Florida Registration No. 2283

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JON C. MOYLE, a duly licensed  
Attorney in the State of Florida, do hereby  
certify that I have examined the title to the  
hereon described property, that I find the  
title to the property is vested to DEVCON  
INTERNATIONAL CORP., a Florida Corporation  
and to KENNETH P. SAUNDRY, an individual  
person; that the current taxes have been  
paid; and that I find that the property is  
encumbered by the mortgage shown herein  
and I find that all mortgages are shown  
are true and correct.

[Signature]  
JON C. MOYLE  
Attorney at law licensed in Florida

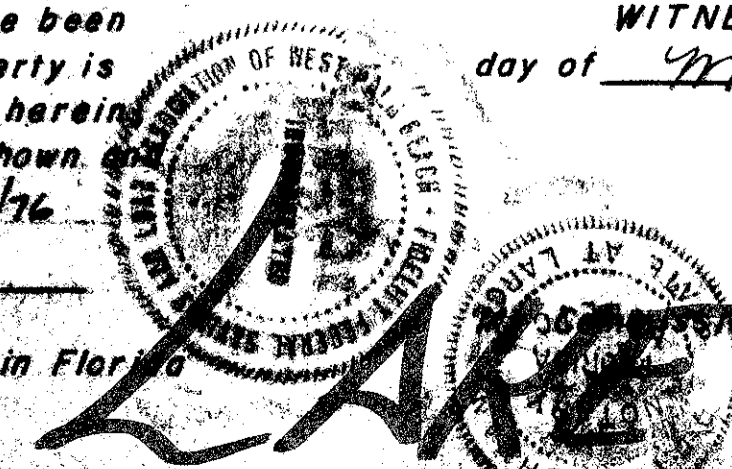
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared KENNETH P. SAUNDRY,  
to me well known and known to me to be the person described  
in and who executed the foregoing instrument, and acknow-  
ledged before me that he executed said instrument for the  
purposes expressed therein.

WITNESS my hand and official seal this 26<sup>th</sup>  
day of May, 1976.

[Signature]  
Notary Public



LAKE PATRICK SUB  
THIS INSTRUMENT PREPARED BY  
WILLIAM G. WALLACE, JR.  
2015 Orange Ave.  
West Palm Beach, Florida

